



PUBLIC NOTICE

File Number: NRS 15.056

Pursuant to Chapter 0400-4-7 of the Department's rules, the proposed activity described below has been submitted for approval under an Aquatic Resource Alteration Permit and §401 Water Quality Certification. This notice is intended to inform interested parties of this permit application and to ask for comments and information necessary to determine possible impacts to water quality. No decision has been made whether to issue or deny this application.

APPLICANT: Kris Keown
NSH Nashville, LLC
381 Mallory Station Rd, #210
Franklin, TN 37067
615-678-3132

LOCATION: Highlands at Ladd Park, Williamson County, TN

PROJECT DESCRIPTION: The purpose of the project is to support the process of preparing the property for planned residential housing. The development will require 4 alterations to aquatic resources. The applicant proposes to fill 0.13 acres of wetland for lot development (Alteration #1). Three stream impacts are proposed for 3 separate road crossings. Alteration #2 is proposed as a 30" RCP that will encapsulate 145 linear feet of stream. Alteration #3 and #4 are proposed as a 3-sided 12'x6' concrete slab culvert disturbing 85 linear feet and 80 linear feet of stream respectively.

This development is part of the continued phases of a Common Plan of Development, Highlands at Ladd Park. This development has exceeded the threshold of de minimis and therefore all activities proposed and in the future will require compensatory mitigation. Impacts from this proposal are to be offset at the Swamp Road Wetland Mitigation Bank and the Tennessee Stream Mitigation Program.

IMPACTS:

Alteration #1: Wetland

Latitude 35.8668 Longitude -86.8099

0.13 acres of fill for the lot development of 1072 and 1073

Impacts to be mitigated at Swamp Road Wetland Mitigation Bank at a 2:1 ratio for 0.26 credits needed

Alteration #2: Unnamed tributary to Harpeth River

Latitude 35.8663 Longitude -86.8081

145 linear feet of stream encapsulation with 30" RCP for crossing along Beamon Drive

Impacts to be mitigated through the TN Stream Mitigation Program; 145 credits are needed

Alteration #3: Unnamed tributary to Harpeth River

Latitude 35.8667 Longitude -86.8066

85 linear feet of stream encapsulation with a 3-sided 12'x6' box culvert

Impacts to be mitigated through the TN Stream Mitigation Program; 85 credits are needed

Alteration #4: Unnamed tributary to Harpeth River

Latitude 35.8697 Longitude -86.8058

80 linear feet of stream encapsulation with a 3-sided 12'x6' box culvert

Impacts to be mitigated through the TN Stream Mitigation Program; 80 credits are needed

DEGRADATION: In accordance with the Tennessee Antidegradation Statement (Rule 0400-40-03-.06), the division has determined that the proposed activities will result in degradation to water quality.

WATERSHED / WATERBODY DESCRIPTION: The Harpeth River Watershed is located in Middle Tennessee and includes parts of Cheatham, Davidson, Dickson, Hickman, Rutherford, and Williamson Counties. The Harpeth River Watershed is approximately 863 square miles and drains to the Cumberland River. For more information on this watershed, please visit the Division website at <http://www.state.tn.us/environment/water/watersheds/harpeth-river.shtml> .

Stream Name / ID #: Unnamed tributary to Harpeth River (TN05130204016_0999)

Ecoregion: 71h Outer Nashville Basin

Stream Dimension:	Channel bottom width	6-8'	wide
	Channel top width	8-12'	wide
	Water depth	1-3'	deep
	Bank height	2-5'	deep

Substrate: Rocky with cobbles and some gravel

Designated Use

Use Support

Causes

Fish and aquatic life

Not supporting

Dissolved Oxygen and Siltation

Recreation

Fully supporting

Industrial water supply

Fully supporting

Irrigation

Fully supporting

Livestock watering & wildlife

Fully supporting

Wetland:

The wetland is a historic farm pond dominated by herbaceous, invasive vegetation and a few pioneer tree species. The size and condition of the wetland indicates it currently has a low resource value.

These proposed activities require compensatory mitigation. These losses will be offset by purchasing 0.26 credits (0.13 acre wetland fill) at the Swamp Road Wetland Mitigation Bank and 310 credits (310 linear feet of stream encapsulation) through TN Stream Mitigation Program.

PERMIT COORDINATOR: Vena Jones

FACTORS CONSIDERED: In deciding whether to issue or deny a permit, the department will consider all comments of record and the requirements of applicable federal and state laws. In

making this decision, a determination will be made regarding the lost value of the resource compared to the value of any proposed mitigation. The department shall consider practicable alternatives to the alteration. The department shall also consider loss of waters or habitat, diminishment in biological diversity, cumulative or secondary impacts to the water resource, and adverse impact to unique, high quality, or impaired waters.

COMMENTING: Persons wishing to comment on the proposal are invited to submit written comments to the department. Written comments must be received within **thirty days of the date that this notice is posted**. Comments will become part of the record and will be considered in the final decision. The applicant's name and permit number should be referenced. Send all written comments to the department's address listed below and to the attention of the permit coordinator.

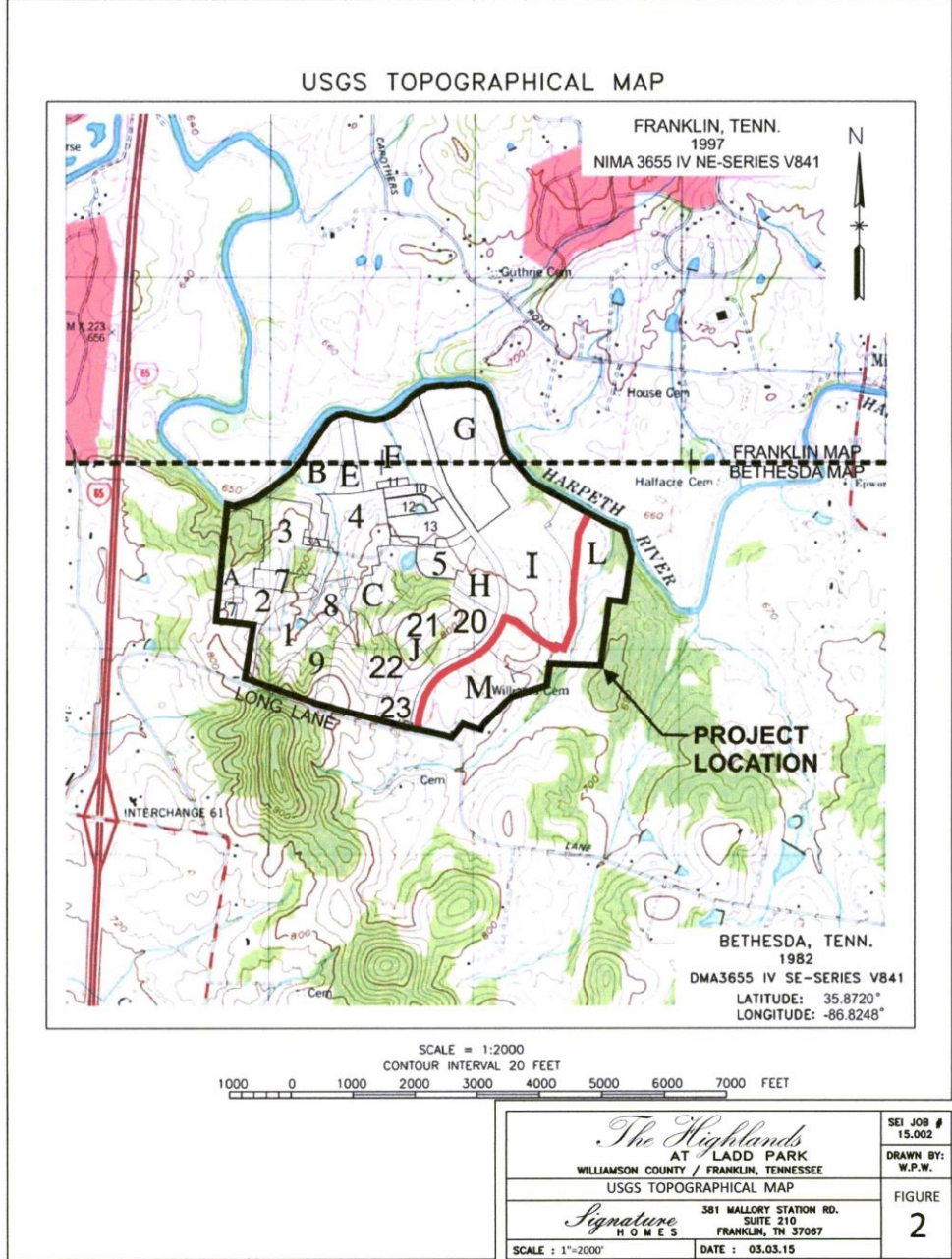
PUBLIC HEARING: Interested persons may request in writing that the department hold a public hearing on this application. The request must be filed within the comment period, indicate the interest of the person requesting it, the reasons that the hearing is warranted, and the water quality issues being raised. When there is sufficient public interest in water quality issues, the department will hold a public hearing. Send all public hearing request to the department's address listed below and to the attention of the permit coordinator.

APPEAL: A permit appeal may be filed, pursuant to T.C.A. §§ 69-3-105(i) and Rule 0400-40-05, by the permit applicant or by any aggrieved person who participated in the public comment period announced by this notice. This petition must be filed within THIRTY (30) DAYS after public notice of the issuance of the permit. The petition must specify what provisions are being appealed and the basis for the appeal. It should be addressed to the technical secretary of the Tennessee Board of Water Quality, Oil and Gas at the following address: Tisha Calabrese Benton, Director, Division of Water Resources, William R. Snodgrass Tennessee Tower, 312 Rosa L. Parks Ave, 11th floor, Nashville, TN 37243. Any hearing would be in accordance with T.C.A. §§69-3-110 and 4-5-301 et seq.

FILE REVIEW: The permit application, supporting documentation including detailed plans and maps, and related comments are available at the department's address (listed below) for review and/or copying.

Tennessee Department of Environment & Conservation
Division of Water Resources, Natural Resources Unit
William R. Snodgrass Tennessee Tower
312 Rosa L. Parks Avenue, 11th Floor
Nashville, Tennessee 37243

Location/Topographic Map



Site Designs

